084.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,400 / 871,400
					USE VALUE:	871,400 / 871,400
					ASSESSED:	871,400 / 871,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOZMA JOHN T &
Owner 2:	DERTZ EMILY ANN
Owner 3:	
Street 1:	4 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STERN JEFFREY & -
Owner 2:	GOLDSMITH ANNA -
Street 1:	4 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,920 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8920.000	390,100		481,300	871,400
Total Card	0.205	390,100		481,300	871,400
Total Parcel	0.205	390,100		481,300	871,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 568.80 | /Parcel: 568.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53140

GIS Ref

GIS Ref

Insp Date 10/26/18

!6885!

PREVIOUS ASSESSMENT

Parcel ID 084.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,200	0	8,920.	481,300	871,500	871,500	Year End Roll	12/18/2019
2019	101	FV	308,800	0	8,920.	474,400	783,200	783,200	Year End Roll	1/3/2019
2018	101	FV	308,800	0	8,920.	364,400	673,200	673,200	Year End Roll	12/20/2017
2017	101	FV	308,800	0	8,920.	343,800	652,600	652,600	Year End Roll	1/3/2017
2016	101	FV	308,800	0	8,920.	316,300	625,100	625,100	Year End	1/4/2016
2015	101	FV	287,600	0	8,920.	295,700	583,300	583,300	Year End Roll	12/11/2014
2014	101	FV	228,400	0	8,920.	272,300	500,700	500,700	Year End Roll	12/16/2013
2013	101	FV	228,400	0	8,920.	272,300	500,700	500,700		12/13/2012

PRINT

Date	Time
12/10/20	21:35:15

LAST REV

Date	Time
07/18/19	14:24:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6885

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERN JEFFREY &	65647-587		6/30/2015		633,000	No	No		
HETHERINGTON PA	63617-285		5/15/2014		600,000	No	No		
HETHERINGTON PA	44471-126		1/13/2005	Family		No	No		
MERSKY LAURA B/	36563-478		9/30/2002		442,000	No	No		
SHERMAN MARCIA	25699-244		9/29/1995		202,000	No	No		Y

USER DEFINED

Prior Id # 1:	53140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2017	1320	Wood Dec	24,000	C				
7/13/2016	962	Solar Pa	26,078		7/13/2016			Install roof mount
7/20/1993	462	Manual	660					REPLACE STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/14/2008	Meas/Inspect	163	PATRIOT
12/4/2008	Meas/Inspect	163	PATRIOT
12/9/2002	MLS	MM	Mary M
1/18/2000	Mailer Sent		
1/18/2000	Meas/Inspect	264	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8920		Sq. Ft.	Site		0	70.	0.77	6									481,319						481,300	

Total AC/HA: 0.20478 | Total SF/SM: 8920 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,319 | Spl Credit | Total: 481,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33537853
Const Adj.:	0.98990101
Adj $ / SQ:	165.237
Other Features:	97100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408931
Depreciation:	18811
Depreciated Total:	390120

COMMENTS

OF = SINK AND TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

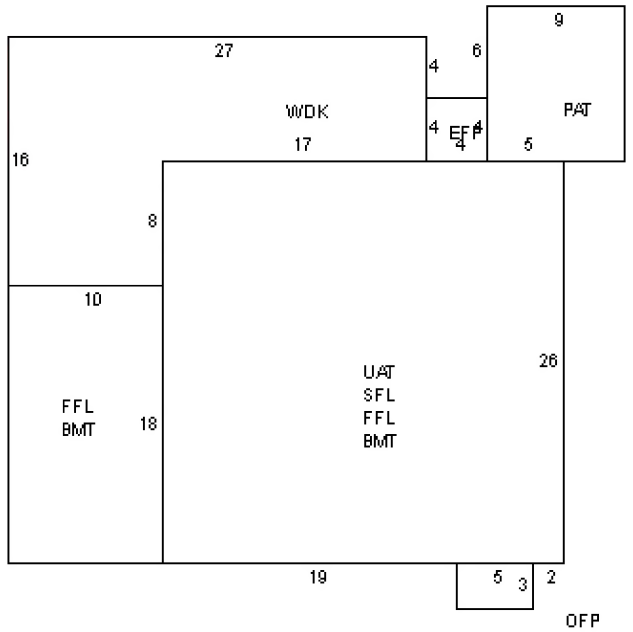
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.24
Special Features:	0	Val/Su Net:	131.17
Final Total:	390100	Val/Su SzAd	254.63

SUB AREA

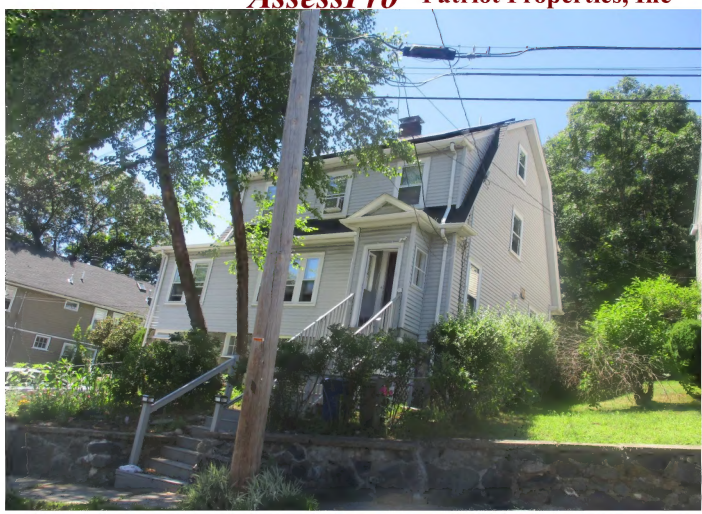
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	856	49.570	42,433
FFL	First Floor	856	165.240	141,443
SFL	Second Floor	676	165.240	111,700
WDK	Deck	296	9.280	2,748
UAT	Upper Attic	169	66.090	11,170
PAT	Patio	90	5.940	535
EFP	Enclos Porch	16	71.870	1,150
OFP	Open Porch	15	43.560	653
	Net Sketched Area:	2,974	Total:	311,832
Size Ad	1532	Gross Are	3481	FinArea 1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

084.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: